

OWNER'S STATEMENT

WE HEREBY STATE THAT WE ARE THE OWNERS OF THE LAND INCLUDED WITHIN THE SUBDIVISION SHOWN HEREON; THAT WE ARE THE ONLY PERSONS WHOSE CONSENT IS NECESSARY TO PASS A CLEAR TITLE TO SAID LAND; THAT WE CONSENT TO THE MAKING AND RECORDING OF THIS SUBDIVISION MAP AS SHOWN WITHIN THE DISTINCTIVE BORDER LINE.

JOHNNIE THOMAS
MYRTLE LOUISE THOMAS

TRUSTEE

TRANS-COAST TITLE CORPORATION, A CALIFORNIA CORPORATION AS TRUSTEE PER INST. # 437867, REC. DECEMBER 15, 1989.

(VICE) PRESIDENT (ASSISTANT) SECRETARY

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

ON 12-17-91, BEFORE ME, Ronni Palencia, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED JOHNNIE THOMAS AND MYRTLE LOUISE THOMAS, (PERSONALLY KNOWN TO ME / PROVED ON TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES June 16, 1995

Ronni Palencia

NOTARY ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON THIS 30 DAY OF SEPTEMBER 1991, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED FREDERICK C. GARY AND (PERSONALLY KNOWN TO ME / PROVED ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHO EXECUTED THE WITHIN INSTRUMENT AS () PRESIDENT AND () SECRETARY OF TRANS-COAST TITLE CORPORATION, A CALIFORNIA CORPORATION, THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES 8-19-1995

Brendy Katz

PARCEL MAP 26497

BEING A DIVISION OF THE SOUTH HALF OF LOT 29 OF WOODCREST ACRES, AS SHOWN BY MAP ON FILE IN BOOK II, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THE SOUTH-EAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S. B. B. M.

JANUARY, 1991

RIVERSIDE SURVEY COMPANY

NOTICE OF ELECTION OF LAND DIVIDER TO DEFER PAYMENT OF DRAINAGE FEES

NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS LOCATED IN THE MOCKINGBIRD CANYON AREA DRAINAGE PLAN WHICH WAS ADOPTED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE PURSUANT TO SECTION 10.25 OF ORDINANCE 460 AND SECTION 66483, ET. SEQ. OF THE GOVERNMENT CODE AND SAID PROPERTY IS SUBJECT TO FEES FOR SAID DRAINAGE AREA.

NOTICE IS FURTHER GIVEN THAT, PURSUANT TO SECTION 10.25 OF ORDINANCE 460, THE LAND DIVIDER HAS ELECTED TO DEFER PAYMENT OF THE DRAINAGE FEE TO THE TIME OF ISSUANCE OF A GRADING OR BUILDING PERMIT FOR SAID PARCELS AND THAT THE OWNER OF EACH PARCEL, AT THE TIME OF ISSUANCE OF EITHER A GRADING OR BUILDING PERMIT, SHALL BE REQUIRED TO PAY THE FEE REQUIRED AT THE RATE IN EFFECT AT THE TIME OF THE ISSUANCE OF THE ACTUAL PERMIT.

TAX COLLECTOR'S CERTIFICATE

I HEREBY CERTIFY THAT ACCORDING TO THE RECORDS OF THIS OFFICE, AS OF THIS DATE, THERE ARE NO LIENS AGAINST THE PROPERTY SHOWN ON THE WITHIN MAP FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES NOW A LIEN BUT NOT YET PAYABLE, WHICH ARE ESTIMATED TO BE \$

DATED: Dec 19, 1991.

R. WAYNE WATTS, COUNTY TAX COLLECTOR
BY: Debi Taylor, DEPUTY

TAX BOND CERTIFICATE

I HEREBY CERTIFY THAT A BOND IN THE SUM OF \$ HAS BEEN EXECUTED AND FILED WITH THE BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, CALIFORNIA CONDITIONED UPON THE PAYMENT OF ALL TAXES, STATE, COUNTY, MUNICIPAL, OR LOCAL, AND ALL SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH AT THE TIME OF THE FILING OF THIS MAP WITH THE COUNTY RECORDER, A LIEN AGAINST SAID PROPERTY BUT NOT YET PAYABLE AND SAID BOND HAS BEEN DULY APPROVED BY SAID BOARD OF SUPERVISORS.

DATED: 1991
GERALD A. MALONEY, CLERK OF THE BOARD OF SUPERVISORS

CASH TAX BOND
R. WAYNE WATTS, COUNTY TAX COLLECTOR

DEPUTY DEPUTY

RECORDER'S STATEMENT

FILED THIS 9th DAY OF JANUARY 1992, AT 11:00 AM IN BOOK 174 OF PARCEL MAPS, AT PAGES 29-30, AT THE REQUEST OF THE CLERK OF THE BOARD.

NO. 8682
FEE \$ 8.00
WILLIAM E. CONERLY, COUNTY RECORDER

BY: Gina Humbley, DEPUTY

SUBDIVISION GUARANTEE: CONTINENTAL LAWYERS TITLE COMPANY

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY SUPERVISION AND IS BASED ON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF JOHNNIE THOMAS ON 6/26/1990. I HEREBY STATE THAT ALL MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR WILL BE IN ACCORDANCE WITH THE TERMS OF THE MONUMENT AGREEMENT FOR THE MAP; AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

Bruce D. Barton
BRUCE D. BARTON, L.S. 5555
EXP. DATE 9/30/93

COUNTY SURVEYOR'S STATEMENT

THIS MAP CONFORMS WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE. I HEREBY STATE THAT THIS MAP HAS BEEN EXAMINED BY ME OR UNDER MY SUPERVISION AND FOUND TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP OF PARCEL MAP 26497 AS FILED, AMENDED AND APPROVED BY THE BOARD OF SUPERVISORS ON MAY 14, 1991. THE EXPIRATION DATE BEING MAY 14, 1993; AND THAT I AM SATISFIED THIS MAP IS TECHNICALLY CORRECT.

DATED: Jan. 3, 1992

Mark S. Bernau, Deputy
GERALD A. STAYNER, COUNTY SURVEYOR

DIRECTOR OF TRANSPORTATION'S STATEMENT

THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, HEREBY APPROVES THE PARCEL MAP AND ACCEPTS THE OFFERS OF DEDICATION MADE HEREON FOR PUBLIC ROAD AND PUBLIC UTILITY PURPOSES, AND AS PART OF THE COUNTY MAINTAINED ROAD SYSTEM, SUBJECT TO IMPROVEMENTS IN ACCORDANCE WITH COUNTY STANDARDS.

DATED: Jan. 3, 1992
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

Franklin E. Sherkow
FRANKLIN E. SHERKOW
DIRECTOR OF TRANSPORTATION

CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT

ON THIS 6th DAY OF January, 1992, I RECEIVED PARCEL MAP 26497. I HEREBY STATE THAT ALL REQUIRED CERTIFICATES AND DOCUMENTS HAVE BEEN FILED. I DO HEREBY SUBMIT THIS PARCEL MAP TO THE OFFICE OF THE COUNTY RECORDER.

DATED: Jan 6, 1992

Maria Broas, Deputy
GERALD A. MALONEY
CLERK OF THE BOARD OF SUPERVISORS

Copy 174/30

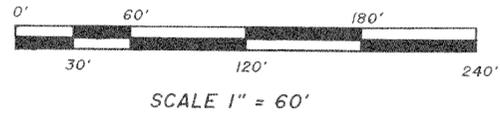
IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

PARCEL MAP 26497

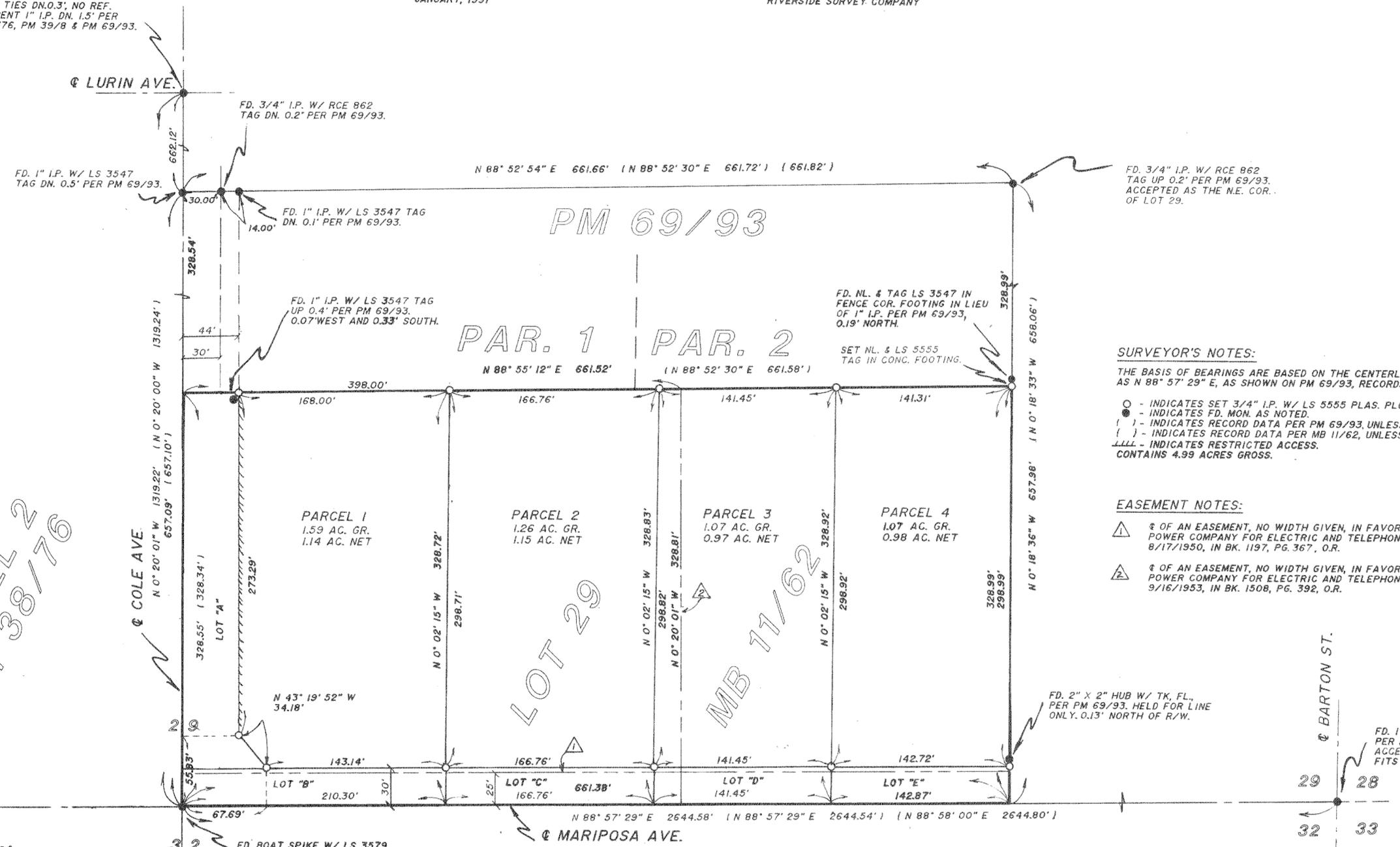
BEING A DIVISION OF THE SOUTH HALF OF LOT 29 OF WOODCREST ACRES, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGE 62 OF MAPS, RECORDS OF RIVERSIDE COUNTY, LYING WITHIN THE SOUTH-EAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 4 WEST, S. B. M.

JANUARY, 1991

RIVERSIDE SURVEY COMPANY



FD. 2" X 2" HUB W/ LS 3599 TAG W/ "X" TIES DN. 0.3', NO REF. OVER BENT 1" I.P. DN. 1.5' PER PM 38/76, PM 39/8 & PM 69/93.



FD. 3/4" I.P. W/ RCE 862 TAG UP 0.2' PER PM 69/93. ACCEPTED AS THE N.E. COR. OF LOT 29.

SURVEYOR'S NOTES:

THE BASIS OF BEARINGS ARE BASED ON THE CENTERLINE OF MARIPOSA AVE. TAKEN AS N 88° 57' 29" E, AS SHOWN ON PM 69/93, RECORDS OF RIVERSIDE COUNTY.

- - INDICATES SET 3/4" I.P. W/ LS 5555 PLAS. PLG. FL., UNLESS OTHERWISE NOTED.
- - INDICATES FD. MON. AS NOTED.
- () - INDICATES RECORD DATA PER PM 69/93, UNLESS OTHERWISE NOTED.
- [] - INDICATES RECORD DATA PER MB 11/62, UNLESS OTHERWISE NOTED.
- LLL - INDICATES RESTRICTED ACCESS.

EASEMENT NOTES:

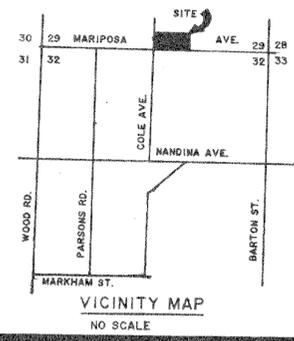
- ⚡ OF AN EASEMENT, NO WIDTH GIVEN, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR ELECTRIC AND TELEPHONE LINES, PER DEED REC. 8/17/1950, IN BK. 1197, PG. 367, O.R.
- ⚡ OF AN EASEMENT, NO WIDTH GIVEN, IN FAVOR OF CALIFORNIA ELECTRIC POWER COMPANY FOR ELECTRIC AND TELEPHONE LINES, PER DEED REC. 9/16/1953, IN BK. 1508, PG. 392, O.R.

FD. 2" X 2" HUB W/ TK, FL., PER PM 69/93, HELD FOR LINE ONLY. 0.13' NORTH OF R/W.

FD. 1" I.P. NO TAG, DN. 0.5' PER PM 69/93. SET LS 5555 TAG. ACCEPTED AS SE COR SEC 29, FITS TIES PER TB 44/50.

ENVIRONMENTAL CONSTRAINT NOTE:

ENVIRONMENTAL CONSTRAINT SHEET AFFECTING THIS MAP IS ON FILE IN THE OFFICE OF THE RIVERSIDE COUNTY SURVEYOR, IN E.C.S. BOOK 23, PAGE 98. THIS AFFECTS PARCELS 1 THROUGH 4, INCLUSIVE.



RS 29/12

PM 174/30